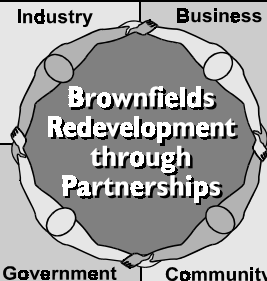


<p>City of Buffalo, New York Brownfields Assessment Demonstration Pilot</p> <p>U. S. EPA, Region 2 290 Broadway New York, NY</p> <p style="text-align: right;">March 2002</p>	
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Program Information

The EPA Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is an abandoned, idled, or under-used industrial or commercial facility where expansion or redevelopment is complicated by real or perceived contamination. Since 1995, EPA has funded more than 300 Brownfields Assessment Demonstration Pilots, at up to \$200,000 each, enabling localities to clarify environmental contamination issues in order to facilitate redevelopment. Pilot funds are for site assessment, reuse planning and related community involvement. EPA Region 2 provides direct support to the States, Tribes, counties, municipalities, and communities of New York, New Jersey, Puerto Rico and the US Virgin Islands as they continue to seek new methods to promote site assessment, environmental cleanup, and redevelopment.

I. Overview

In September of 1995, the U.S. Environmental Protection Agency (EPA) selected the City of Buffalo, New York, as a Brownfields Assessment Demonstration Pilot. The City of Buffalo, located in Western New York, has a long history of industrial and commercial activity. Economic decline and contaminated industrial sites have negatively impacted the quality of life for Buffalo communities. The city of 328,000 residents bears a disproportionate number of contaminated sites (more than 60 in the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) and more than 20 on the New York State Registry of Inactive Hazardous Waste Sites).

The City has received additional funding awards to continue work on its Brownfields program. The first award, in the amount of \$200,000, was received in 1998 for being a Showcase Community Finalist. This additional funding will be used for an exciting new project that has brought together representatives from all levels of city and state government, private entities, as well as community members on a mission that will benefit Buffalo far into the 21st Century. The end goal of the project is to build new schools in the City of Buffalo to enable the City to meet the dramatic education needs of its children. In fact, the state legislature recently characterized the City's current schools as "extremely old", which adequately describes the buildings whose average age is 66 years. As one of the first steps, the City will use these funds to assess five potential sites proposed as future locations for new schools.

In addition, a supplemental grant of \$150,000 was awarded in May 2000 to continue work under the original assessment demonstrations grant.

II. Brownfields Pilot Progress

Implementation Strategy

The Buffalo Pilot was originally guided by the Buffalo Brownfields Task Force, which was comprised of State, County, and City representatives, members of the banking, legal, real estate, business and university communities, and the general public. Once the potential sites were identified, implementation plans went into effect.

Environmental staff from the City of Buffalo, assisted by the Buffalo Brownfields Task Force, identified a universe of approximately 150 potentially contaminated properties for Phase I and possibly Phase II environmental assessment. Using an existing property inventory developed by the Division of Planning and Development, environmental staff gathered detailed site-specific information and mapped 22 of these potential sites for assessment. Characteristics of each site varied in terms of size, zoning, ownership, environmental condition, economic condition, and community interest.

The City established a Brownfields Manager position. Responsibilities of the City's Brownfields Manager include working with various government agencies, communicating risks, opportunities, and constraints to the community, and providing technical advice.

Community Involvement

The Brownfields Manager position will facilitate community involvement in ongoing and future projects.

III. Brownfield Site Activities

Sites selected to date represent a mix of public and private properties which have development potential and are located in areas in need of revitalization. Additionally, each site assessed will play a role in the long-term development plans for the City of Buffalo.

Site Inventory

The City of Buffalo has established a database to maintain its brownfields inventory. The City's inventory now includes approximately 150 properties, which includes the five sites that were recently added to the inventory for the City's school site assessment program.

Site Selection

Sites are selected based on the following criteria: the near-term development potential of site; the role of site in City's local development plans; the size of site; access to transportation routes from site; available infrastructure on site; the communities' need for revitalization; private or City site ownership; site acquisition costs; amount of existing environmental data on the site; and threat posed to human health or the environment by the site.

After each site is analyzed using these criteria, a ranking is assigned. Sites are ranked either 1 - good candidate for assessment, 2 - adequate candidate for assessment (potential problems exist), or 3 - poor candidate for assessment. Using this method, the larger universe of sites was narrowed to 7 sites that were selected to be assessed using funds from the original Brownfields Assessment Grant and 11 sites targeted by the Pilot using other funds.

Site Assessment and Reuse Planning

To date, the City of Buffalo has completed 18 Phase I Site Assessments. The following seven sites have been addressed using Pilot funds: Webster Block, 858 E. Ferry, Gaiter 2 (Kensington), Gaiter 1 (Northumberland), Porter Avenue, Graphic Controls, and Smith/Leddy Street. Work on these and other sites targeted by the Pilot has also been performed with leveraged funding or prior to the Pilot. Please refer to the individual site profiles for more information.

IV. Measures of Success

Properties Estimated in Brownfields Pilot Areas: 150

For the entire Pilot area, the number of properties/parcels which have been identified by the Pilot as brownfields. The Pilot area includes the entire jurisdiction of the Pilot (e.g., the entire City of Chicago or the State of Minnesota), not just the specific area(s) that the Pilot has defined as target areas.

Properties Reported to be Contained in Pilot Inventories: 150

For the entire Pilot area, the number of properties/parcels which have been included in an inventory of brownfields properties/parcels. Types of brownfields inventories include: lists, spreadsheets, and databases (geographic information systems or other forms). These inventories may include lists such as a foreclosure list of abandoned industrial sites; a state list of no-further actions sites, etc.

Properties Reported to be Targeted by Pilots: 18

For the entire Pilot area, the number of brownfields properties/parcels the Pilot reports it is “targeting”, or at which the Pilot says it will conduct, is conducting, or has conducted activities such as assessment, cleanup planning, facilitation of redevelopment, community outreach, etc.

V. Non-Site Specific Funding Leveraged

Funding that has been leveraged under the pilot program, but cannot be attributed to any one site.

A. Non-Site Specific Funding Leveraged for Assessment

Funded by: ~ Local (City) ~ Local (County) ~ Private ~ State ~ Other Federal

Amount Funded: \$_____

Additional information concerning funding:

B. Non-Site Specific Funding Leveraged for Cleanup

Funded by: ~ Local (City) ~ Local (County) ~ Private ~ State ~ Other Federal

Amount Funded: \$_____

Additional information concerning funding:

C. Non-Site Specific Funding Leveraged for Redevelopment

Funded by: Local (City) ~ Local (County) ~ Private State Other Federal

Amount Funded: \$ 7 million

Additional information concerning funding: Funding for infrastructure improvements associated with the William Gaiter Parkway. Funding sources include Buffalo Sewer Authority (\$500,000), New York State (\$3.5 million), U.S. Department of Housing and Urban Development (\$1 million), City of Buffalo (\$1 million), and the Federal Enterprise Fund (\$1 million).

VI. Current Activities

Buffalo is also part of the Niagara Region, NY brownfields effort which includes the cities of Buffalo and Niagara Falls and the counties of Niagara and Erie. The effort is a unique regional collaboration to reverse declining economic conditions through brownfields cleanup and

redevelopment with a focus on the Niagara Region's role as an international portal. In October 2000, the Niagara Region was selected by EPA as one of 12 Nationwide Brownfields Showcase Communities.

VII. Contact Information

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For more information on EPA's Brownfields Initiative visit EPA's website at:

National Website <http://www.epa.gov/swerosps/bf>
Regional Website <http://www.epa.gov/r02earth/superfnd/brownfld/bfmainpg.htm>

References Used

Newspaper Article - Work Begins on incubator for minority entrepreneurs - 10/27/98

Progress Report - Work Completed from 10/1/99 through 3/3/00 - 4/11/00

Article - Buffalo, New York: From Polluted Steel Graveyard to Thriving Tomato Farm - no date

Progress Update - Prepared by EPA - 1/98

Proposal - Supplemental Assistance for Brownfields Assessment Demonstration Pilot - 12/22/99

Brownfields Site Fact Sheet for 858 Ferry Street - Prepared by EPA - 1/20/00

Brownfields Site Fact Sheet for 887/889 Kensington Avenue - Prepared by EPA - 1/20/00

Brownfields Site Fact Sheet for 452 Northumberland Street - Prepared by EPA - 2/1/00

Brownfields Site Fact Sheet for 175 Porter Street - Prepared by EPA - 2/1/00

Brownfields Site Fact Sheet for 481 Seneca Street - Prepared by EPA - 2/1/00

Brownfields Site Fact Sheet for Smith/Leedy Street - Prepared by EPA - 1/20/00

Brownfields Supplemental Assistance Fact Sheet - Prepared by EPA - 4/00

Brownfields Pilot Site Fact Sheet - Prepared by EPA - 11/30/98

Brownfields Pilot Snapshot - Prepared by EPA - 5/97

Brownfields Success Story - Prepared by EPA - 9/25/98

Telephone conversation with Sandy Nasca, 11/1/01

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